



OAKLAND OAKS FARM
494 County Road 217C Hallettsville, TX
23 Acres | \$399,950



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PROPERTY DESCRIPTION

A beautiful 22-acres ready for the next owner to build a permanent residence or weekend getaway home. The rolling pasture gives way to giant Live Oaks on the north side of the property. A water well and electricity are in place, you just need to pick your build site- top of the hill, or nestled under the Oaks. End of the road privacy with easy access off CR 21 and less than 20 mins to Hallettsville and Schulenburg and just over an hour to west Houston.

The property is 90% open improved pasture with a few smaller trees, however, along the north boundary there are numerous giant Live Oaks. These trees are likely hundreds of years old. This portion of the property provides cover and shade for wildlife and livestock. The property has a gentle roll starting at the gate rising up to the middle of the pasture then sloping back down to the north boundary with 40' of elevation change. You could build a home on top of the hill and have long-range views or nestle it back against the Live Oaks.

Vertical improvement includes a 12x24 storage shed with a window unit AC, a 15x15 metal carport, and a small pump house for the water well. The well is approximately 160' deep and can produce up to 14 GPM. Electricity is provided by Fayette Electric Co-op.

The property is perimeter fenced with 5-strand barbwire in fair to good condition. There is approximately 1150' of frontage on CR 217C which terminates at the end of the property. All portable pens and panels below to lessee and do not convey.

The property is qualified for the Agricultural Valuation via a grazing lease. 2022 taxes were approximately \$43.00

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SCAN HERE TO VIEW MORE OF
OAKLAND OAKS FARM

GRASSES

Coastal Bermuda,
King Ranch
Bluestem, Texas
Wintergrass, Virginia
Wildrye, Canadian
Wildrye

TREES

Live Oak
Pecan
Hackberry
Osage Orange
Anaqua
Mesquite
Huisache

SHRUB & FORB

Yaupon, Frostweed,
Green Briar, Snow on
the Prairie, Sunflower,
Texas Croton, Woolly
Croton, Mustang
Grape, Western
Ragweed, and
Dewberry Vine

UTILITIES

Water well- Approx. 160'
deep and can produce up
to 14 GPM
Electricity on-site

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LOCATION

Lavaca County

Most of the needs of a rural landowner can be found 20 minutes away in Hallettsville or Schulenburg. The property is in Weimar ISD.

14 miles to Hallettsville and Schulenburg, 70 miles to Katy, 99 miles to downtown Houston and Austin, 115 miles to San Antonio.

DIRECTIONS

From Hallettsville take Hwy 77 north to FM 532, turn right, go 4.1 miles, turn right on CR 217, 1.1 miles turn left on CR 217C, go 0.4 miles, gate on left.

From Schulenburg take Hwy 77 south to FM 532, turn left and go 4.1 miles, turn right on CR 217, 1.1 miles turn left on CR 217C, go 0.4 miles, gate on left.

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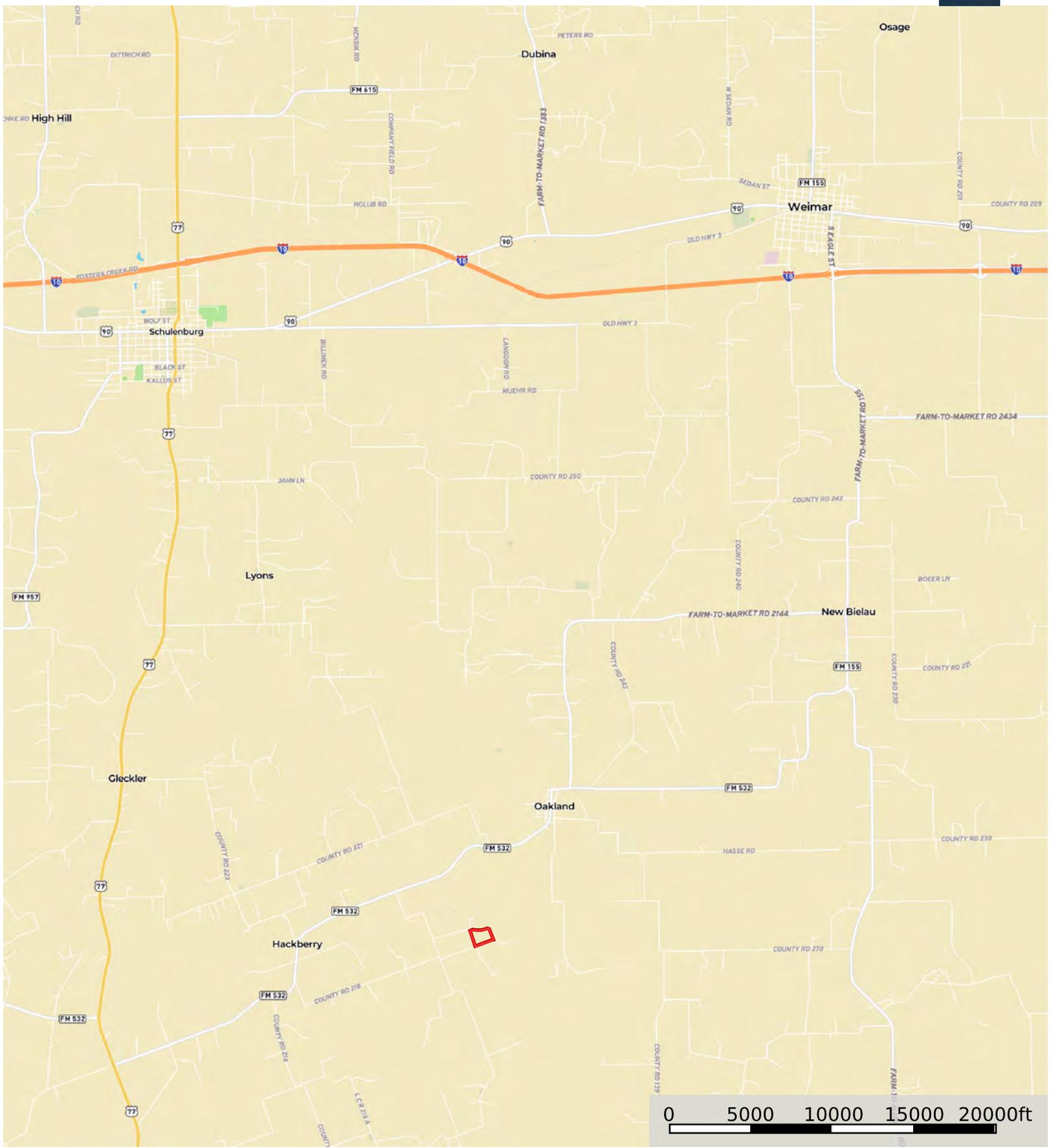


Boundary Stream, Intermittent River/Creek Water Body

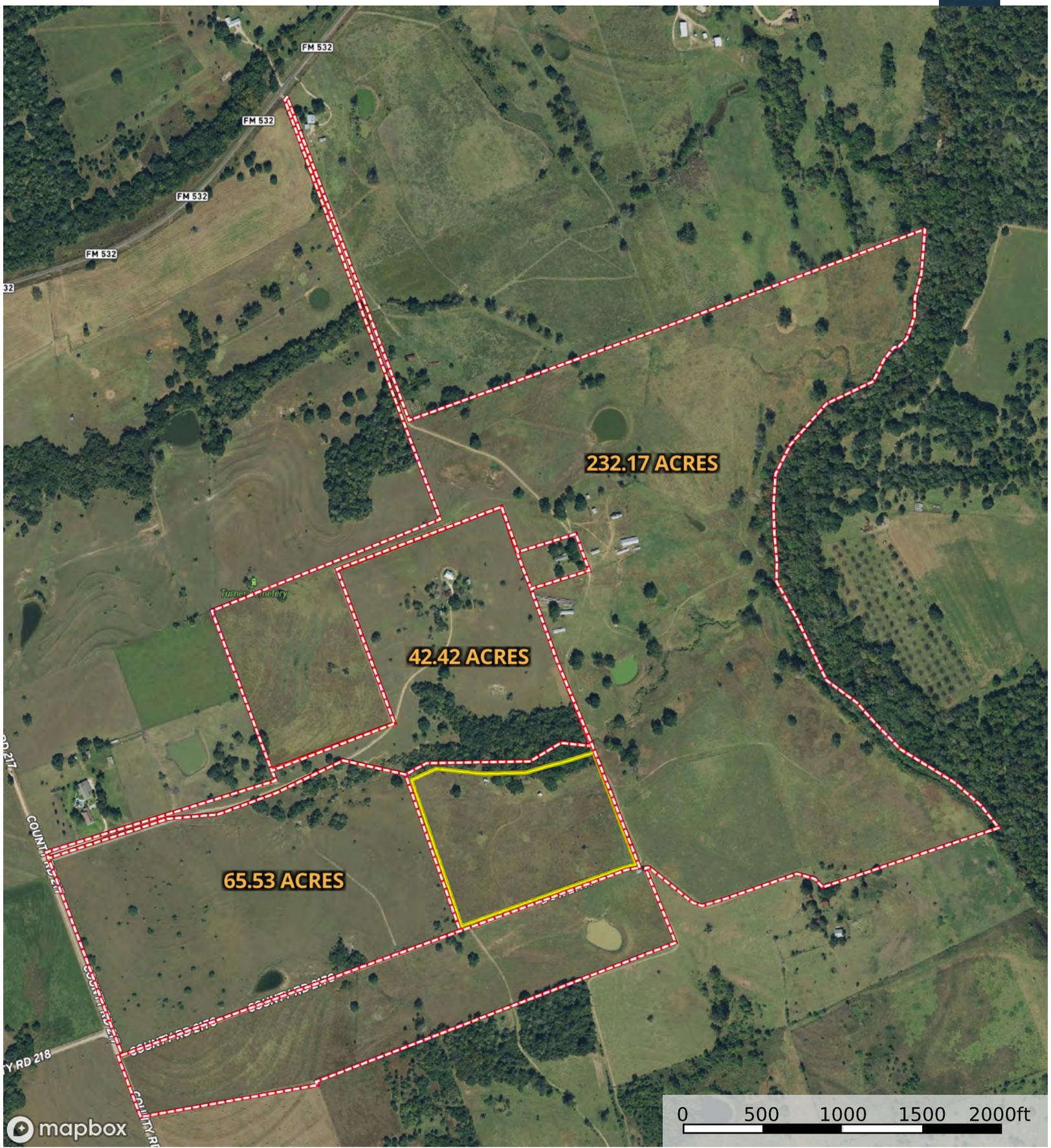




494 County Road 417C Hallettsville, TX 78956- Eittreim, Lavaca County, Texas, 22 AC +/-



Boundary



Boundary Boundary 1